



Town of Moultonborough Planning Board

Notice of Decision

**Boundary Line Adjustment
MBDonahue Revocable Trust
Tax Map 128, Lots 4 & 15**

March 25, 2016

**Applicant: MBDonahue Revocable Trust
3 Lucerne Street
Moultonborough, NH 03254**

**Location: Olympia Street and Conte Drive
(Tax Map 128, Lot 4 & Tax Map 128, Lot 15)**

On March 23, 2016 the Planning Board of the Town of Moultonborough opened a public hearing on the application of MBDonahue Trust. (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 40,400 +/- sq. ft. from TM 128, Lot 4 to adjacent TM 128, Lot 15, located in the Residential Agricultural (RA) Zoning District.

The public hearing was closed on March 23, 2016. At the regularly scheduled Planning Board meeting on March 23, 2016, the Board voted seven (7) in favor (Bartlett, Kumpf, Farnham, Quinlan, Hoch, Larson, Wakefield), none (0) opposed, to approve the Boundary Line Adjustment with the following waivers; to provide and/or depict information relating to off-site wetlands within 200ft. of the subject parcels, to depict 2 ft. & 5 ft. contours, soils and slope information, off site geographic facts within 200ft, and to **GRANT** their request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All boundary corner pins shall be shown and set in conformance with the plan entitled, "Boundary Line Adjustment Plan of Lands of MBDonahue Revocable Trust, Tax Map 128 Lot 4 & Lot 15, Olympia Street & Conte Drive, Moultonborough, Carroll Co., NH, 12 February 2016. Prepared by David M. Dolan Associates, P. C., prior to the signing of the plat by the Planning Board Chair.

2. Endorsement of Plan

Following the vote of approval by the Planning Board, the Planning Board Chairman shall sign the approved plan, subject to conditions of this approval, which shall be recorded at the Carroll County Registry of Deeds. The conditions of approval of this Boundary Line Adjustment review

shall be placed on the final plan, or this decision shall be recorded with the plan, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within ninety (90) days of signing of the plan by the Planning Board Chair.

3. Conformance with Subdivision Regulation 5.4 – Final Plat

The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments and the recording of executed Deeds within one hundred and twenty (120) days of endorsement of the plat.

4. Testimony and Representation at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

5. Final Plat

Surveyor's seal and signature, and the Owners' signatures added to plat prior to recording at the Carroll County Registry of Deeds, Set the new boundary pins prior to the Chair signing the plat; and the final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved cadd file format.



Bruce W. Woodruff
Town Planner

Date 3-30-2016